080.0	0006	0024.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	693,000 / 693,000
					USE VALUE:	693,000 / 693,000
					ASSESSED:	693,000 / 693,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
306		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LUMIA NICHOLAS WILLIAM
Owner 2:	PANTRY DANNY MATTHEW
Owner 3:	
Street 1:	306 SUMMER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RIVERDALE CONSTRUCTION LLC -
Owner 2:	-
Street 1:	21 PROGRESS AVE UNIT 8
Twn/City:	CHELMSFORD
St/Prov:	MA Cntry:
Postal:	01824

NARRATIVE DESCRIPTION

This parcel contains .141 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1960, having primarily Wood Shingle Exterior and 1922 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6125.000	312,600		380,400	693,000
Total Card	0.141	312,600		380,400	693,000
Total Parcel	0.141	312,600		380,400	693,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 360.49 /Parcel: 360.49

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 49986

GIS Ref

GIS Ref

Insp Date 10/05/18

!6536!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 080.0-0006-0024.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	312,600	0	6,125.	380,400	693,000		Year end	12/23/2021
2021	101	FV	170,700	0	6,125.	380,400	551,100		Year End Roll	12/10/2020
2020	101	FV	170,700	0	6,125.	380,400	551,100	551,100	Year End Roll	12/18/2019
2019	101	FV	156,800	0	6,125.	385,800	542,600	542,600	Year End Roll	1/3/2019
2018	101	FV	156,800	0	6,125.	288,000	444,800	444,800	Year End Roll	12/20/2017
2017	101	FV	156,800	0	6,125.	260,800	417,600	417,600	Year End Roll	1/3/2017
2016	101	FV	156,800	0	6,125.	250,000	406,800	406,800	Year End	1/4/2016
2015	101	FV	156,000	0	6,125.	211,900	367,900	367,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:04:23

LAST REV

Date	Time
10/25/21	10:20:52
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 6536

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RIVERDALE CONST	78211-90	1	7/9/2021		840,000	No	No		
GROSSI ANTHONY	76694-435	1	1/14/2021	Estate/Div	575,000	No	No		
MAHONEY WILLIAM	39752-472		7/1/2003		330,000	No	No		
KING RICHARD	27522-425		7/29/1997		167,900	No	No		Y

USER DEFINED

Prior Id # 1:	49986
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/13/2021	1020	Add Bath	69,000	C				
2/17/2021	115	Add Bath	25,000	O				
4/19/1995	198	Manual	2,500					REPAIR PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
9/16/2021	SQ Mailed	JO	Jenny O
5/28/2021	Permit Visit	DGM	D Mann
3/24/2021	SQ Mailed	MM	Mary M
10/5/2018	MEAS&NOTICE	CC	Chris C
5/27/2009	Measured	189	PATRIOT
10/15/2003	MLS	MM	Mary M
2/26/2000	Inspected	197	PATRIOT
1/12/2000	Mailer Sent		
1/10/2000	Measured	243	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6125		Sq. Ft.	Site		0	70.	0.89	5			Med. Tr	-10					380,361						380,400	

Total AC/HA:	0.14061	Total SF/SM:	6125	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	380,361	Spl Credit		Total:	380,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G22	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	134.987
Other Features:	95337
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	327650
Depreciation:	15072
Depreciated Total:	312579

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

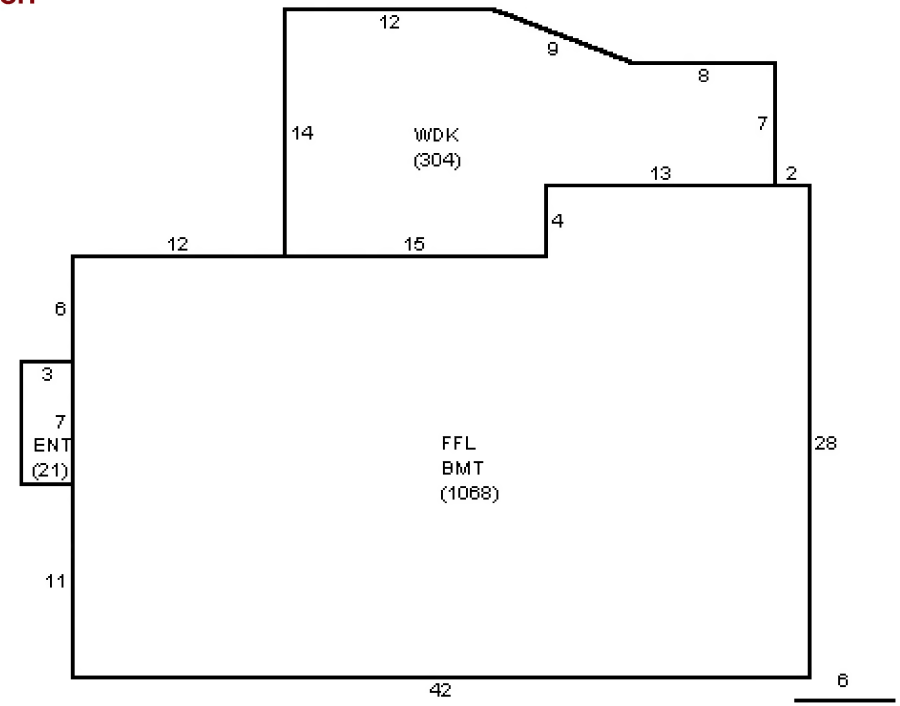
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	134.99
Special Features:	0	Val/Su Net:	127.02
Final Total:	312600	Val/Su SzAd	292.70

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,068	79.370	84,769
FFL	First Floor	1,068	134.990	144,166
WDK	Deck	304	9.290	2,824
ENT	ENTRY	21	26.400	554
	Net Sketched Area:	2,461	Total:	232,313
Size Ad	1068	Gross Area	2461	FinArea 1922

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	80	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

080.0-0006-0024.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: